

Agenda Item	6.4
Report No	PLN/050/20

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 24 November 2020

Report Title: 20/03090/FUL: Glen Homes (Scotland) Ltd
Development Site at The Maltings, Wards Drive, Muir of Ord

Report By: Acting Head of Development Management – Highland

Purpose/Executive Summary

Description: Erection of houses on plots 22 to 29 with amended finished floor levels (Amendment to 16/02703/FUL - Erection of eight houses (Amendment from three blocks of flats))

Ward: 08 - Dingwall and Seaforth

Development category: Local

Reason referred to Committee: Number of Representations received.

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **Grant** as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 This application seeks approval, retrospectively, for an increase in finished floor levels (FFLs), for the eight semi-detached houses approved under planning permission 16/02703/FUL - Erection of eight houses (Amendment from three blocks of flats) previously approved on 23rd March 2017. Of the eight houses, two are built and occupied and two are under construction with their roofs tiled. Work has not commenced on the remaining four. Initially a complaint was received questioning the height of the buildings under construction in March. This matter was raised with the applicants and agents on the same day. Due to lockdown, a response was not received until later when it came to light that the difference in floor levels from the approved levels was significant. The agents were then advised that a further planning application was required. The applicants have advised that they closed the site during the lockdown period with some work to ensure the building under construction was made wind and watertight. The site reopened at the end of lockdown in July then closed again when it was clarified that the difference in levels was significant. The site remains closed and no further work has taken place pending the outcome of this application.

The variation in FFLs is as follows:

	Variation	Approved FFL	Proposed FFL
Plot 22	+2.679	26.021	28.700
Plot 23	+2.679	26.021	28.700
Plot 24	+2.462	26.338	28.800
Plot 25	+2.262	27.238	29.500
Plot 26 - built	+2.151	27.649	29.800
Plot 27 - built	+1.941	28.859	30.800
Plot 28 – u/c	+1.700	29.300	31.000
Plot 29 – u/c	+ 1.700	30.200	31.900

- 1.2 The site is served by the existing road which is completed to base course standard along the site frontage. Further to the east and south it is completed with top-coat. The development is connected to the public water and waste-water systems and the surface water drainage connects to the SUDs system for the site with a detention basin located to the east to control the flow of surface water to pre-development rates.
- 1.3 Pre-Application Consultation: The need for a further application was discussed informally when the departure from the approved plans came to light
- 1.4 Supporting Information: Sections submitted in response to a request.

1.5 Variations: None.

2. SITE DESCRIPTION

2.1 The site comprises one of the final parts of the Maltings development in Muir of Ord and is located adjacent to the northern edge of the site. It is bounded by detached bungalows and one semi-detached unit to the south and west, set at an elevated level above the site, an amenity area to the north with a footpath linking to the woodland beyond and one detached and four semi-detached two storey houses on the opposite side of the access road to the east. The waste water pumping station is located to the east with the detention basin beyond.

The site has been re-graded due to the topography and the rear garden areas slope up steeply to meet the rear boundaries of the bungalows set at a higher level to the south west.

3. PLANNING HISTORY

3.1 16/02703/FUL - Erection of eight semi-detached houses – plots 22 to 29 (Amendment from three blocks of flats) **Granted** **23.03.2017**

Plots 26 and 27 built, plots 28 and 29 under construction

3.2 15/03575/FUL – erection of 7 Houses (Amendment from 3 blocks of flats) **Withdrawn** **27.01.2016**

05/00612/FULRC – Erection of 58 Houses (Detail) **Granted** **07.03.2006**
(Amended to 56 Houses)

Various amendments to layout throughout the site **Granted**

4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 04.09.2020

Representation deadline: 18.09.2020

Timeous representations: 7

Late representations: None.

- 4.2
- a) Loss of privacy as windows overlook gardens and windows.
 - b) Did not object to original application as drawings showed FFL of plot 29 would be 4.1m lower than ours so first floor windows would be lower than our fence so there would be no overlooking
 - c) Following erection of kits for plots 28 and 29 realised first floor bedroom windows were looking directly into our garden (13 Wards Croft – plot 32). This leaves us no privacy - there is only 13m between our bedroom window and

plot 29. We understood a minimum of 18m between opposite windows was required under planning policy. Due to the increase in FFLs we can now see directly into the first-floor bedroom windows.

- d) Houses already built - increase in FFLs has obscured our view of greenspace. Original thoughtful proposal retained outlook.
- e) Purchased plot specifically for elevation which provided privacy and amenity with sightlines to green space over proposed development.
- f) Concerned when plots 27 and 28 were built as positioned extremely high compared to houses across the road with plot 27 having an extremely steep driveway and ramp not in keeping with the other properties
- g) Proposed increase in FFLs for plots 22-25, as yet unbuilt, effectively adds equivalent of another storey 2.7m – 2.3m. Doubt three storey buildings would have been in line with Local Plan
- h) Having Building Warrant approval for increased FFLs does not give consent to alter levels without planning permission.
- i) Propose to raise all FFLs between 1.7m – 2.68m. Suspect the as built levels are as a result of an error by the developer and this retrospective application only came about due to neighbouring properties raising concerns
- j) Retaining wall at plot 29 totally inadequate - evidenced by distortion of our garden fence at 14 Wards Croft. Hope retaining wall has been inspected and certified as adequate by a Geo Technical qualified person or company

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Flood Risk Management Team: No objection** to changes to FFLs

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality and Place-making
34 - Settlement Development Areas
64 – Flood Risk
66 – Surface Water Drainage

6.2 Inner Moray Firth Local Development Plan 2015

MO4 – Ord Hill – 2.38Ha – capacity 37 – development in accordance with 05/00612/FULRC including landscaping plan, extension of 30MPH limit beyond access to site; provision of footpath along A832

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

Developer Contributions (March 2013)
Sustainable Design Guide (Jan 2013)

7.2 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (The Scottish Government June 2014)

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) material impacts upon existing houses
- c) any other material considerations.

Development plan/other planning policy

8.4 The site lies within an area identified for housing development within the Inner Moray Firth Local Development Plan. All proposals are also required to comply with Policy 28 (Sustainable Development) of the Highland wide Local Development Plan which requires developments to be assessed as to the extent to which they comply with a list of criteria including impact on individual and community residential amenity. The increase in finished floor levels results in the houses as now built (plots 26 and 27), under-construction (plots 28 and 29) and proposed (plots 22 to 25) having an increased impact upon the amenity of the existing houses to the west, south and east. These houses were built under planning permission 16/02703/FUL - Erection of eight semi-detached houses – plots 22 to 29 (Amendment from three blocks of flats)

8.5 It is understood from the agent that the FFLs as originally submitted were based on an older topographical plan of the site before it was regraded at the time that the road was constructed. The FFLs as submitted were therefore incorrect. However, it appears that this was corrected for the building warrant drawings, presumably when accessibility was being considered. At that point the agent or the developer should have contacted the planning authority regarding the error. It is extremely

regrettable and cannot be condoned that the development of plots 26 – 29 commenced without this being corrected. A further planning application should have been submitted at this point, adjoining properties would have then received neighbour notification and therefore would have had an opportunity to comment before the development proceeded.

- 8.6 Nevertheless, the application as now submitted has to be assessed and determined. Accordingly, the impact upon residential amenity and privacy are the key factors to be considered.
- 8.7 Privacy: The property most impacted by the change is 13 Wards Croft (plot 32) as the houses are approximately 14m apart at the closest point with approximately 15m as measured between bedroom windows. Using the original FFLs the windows of the new house would not have been visible and therefore there would have been no impact upon privacy to the residents of 13 Wards Croft. The buildings are not directly opposing, but are set at an angle to each other which reduces intervisibility. Nevertheless, it appears that at times it may be possible to view people standing at the windows in each house which, significantly, would not have been the case with the FFLs as originally approved. Also, the occupiers of the new houses would be able to see into the garden of 13 Wards Croft which again would not have been possible as originally approved. The representations make reference to a guideline distance of 18m being required between opposing windows. This guidance referred to the distance between directly opposing windows and was contained in former Supplementary Guidance which has now been superseded. This separation distance is still referred to as best practice but in this case the windows are not directly opposing. Where the windows are not directly opposing each other the separation distance between them can be lowered based on the angle and orientation of the properties relative to each other. Whilst this level of impact upon privacy may be assessed as acceptable in another development, the fact that this development has proceeded based on inaccurate information, therefore not in accordance with the approved drawings and has resulted in an impact on privacy that would not have otherwise arisen, justifies a requirement to provide appropriate mitigation in this case. It is considered that an increase in the height of the rear garden fence of 13 Wards Croft by approximately 0.5m from the south east corner curving down to meet the existing height for a length of 3.05m would provide an improved degree of privacy and amenity and be proportionate. The precise additional height and length could be agreed on site once the new section was framed up to ensure the optimum height to provide mutual privacy. The owners of 13 Wards Croft – plot 32 - have agreed to this.
- 8.8 The representations make reference to the change resulting in their current outlook to greenspace being obscured by the roofs whilst the original, thoughtful proposals retained their outlook. Whilst it is acknowledged that the change will increase the impact of the roofs upon the outlook of a number of existing properties in Wards Croft, the planning authority is not empowered to protect the outlook from individual properties. It may well be the case that people purchased properties with an expectation of retaining an outlook, but overtime development proposals can and do change, particularly in response to changes in market demand, which can alter the outlook available.

- 8.9 All other properties on Wards Croft have separation distances of over 18m between windows of the properties whilst all properties are set at different angles thus reducing intervisibility. Such separation and positioning is considered to result in an acceptable arrangement in terms of privacy. Within developments with two storey houses it is usually the case that bedroom windows can overlook the rear gardens of adjacent houses.
- 8.9 The increases in height are equivalent to an additional storey, but the original FFLs were based on the wrong topographical information and the development comprises two storey properties taken from the existing ground levels on site. The properties across the road facing the frontages of the new houses are also two storey semi-detached houses. The 2005 planning permission approved three blocks of flats set further back within the site with parking closer to the road. This would have resulted in a greater impact upon the outlook of the houses in Wards Croft due to the decreased separation distance. Whilst planning authorities cannot protect the outlook from individual properties, the impact upon residential amenity is a material consideration. It is appreciated that the increase in FFLs has and will have a greater impact on the outlook from the existing houses as a group, however, it is not considered that this is significantly detrimental in terms of overall residential amenity to that group or the residential development. The flats that were previously approved were two storey and had FFL's at 29.50 in the vicinity of plots 22 – 24 which was higher than those now proposed whilst plot 25 was the same. The flats in the vicinity of plots 25 – 27 had FFL's at 30.00 which is higher than the FFL's currently being sought but for plot 27 which is proposed 0.8m higher and plots 28 and 29 were approved at 30.50 which was 0.5m and 4.4m higher than those currently proposed .
- 8.5 The representations refer to the completed houses on plots 26 and 27, which are now occupied, sitting extremely high compared to the properties across the road and having extremely steep driveways and ramps. It is not considered that these properties are particularly elevated compared to the houses across the road nor that the driveways or ramps in situ are overly steep. The gradients of the ramps are controlled by the Building Regulations. Photographs will be available to view at Committee and sections have been provided.
- 8.6 With regard to the concerns raised relating to the retaining wall within plot 29, this was investigated by Building Standards when this was first raised in June 2018. The Applicants' Engineering Consultants, Cameron Ross, undertook an inspection and confirmed that the wall was built in accordance with their design, although it had been built to the maximum retained height rather than reduced with the height of the material retained. The horizontal and vertical alignment of the walls was checked and found to be plumb and therefore no movement had occurred and the walls were considered adequate to retain the ground behind them. The formation level was confirmed as acceptable. They stated that the temporary slope created to construct the wall showed no sign of instability and therefore concluded that any settlement to the adjacent existing gardens would be negligible. They suggested that a gap in the wall be infilled as, whilst there was adequate space in this location for a 1:2 slope to be safely constructed, this would ensure against any bleed out of

backfill in the retaining walls either side of the gap in the long term and would appear more aesthetic. A photograph of the completed section of the infill area was provided. Building Standards are satisfied with the structure as built.

Other material considerations

- 8.7 There are no other material considerations.

Non-material considerations

- 8.8 There are no non-material planning considerations.

Matters to be secured by Section 75 Agreement

- 8.9 None

9. CONCLUSION

- 9.1 Development commenced under planning permission 16/02703/FUL but with the FFL's not being in compliance with those approved. In response to a complaint questioning the height of the buildings under construction in March, this matter was raised with the applicants and agents on the same day. The applicants have advised that they closed the site during the lockdown period, the joiners tried to finish the wind and watertight stage on the last day. The site reopened at the end of lockdown in July.

Due to lockdown, a response was not received until later when it came to light that the difference in floor levels from the approved levels was significant. The agents were then advised that a further planning application was required. The site was closed again at this point and remains closed with no further work taking place pending the outcome of this application. It is extremely disappointing that the development commenced without complying with the approved FFL's. The errors in the FFL's should have been apparent when the building warrant drawings were finalised and at that stage a revised planning application should have been submitted. The fact that the development continued without this error being addressed, until such time as the levels were questioned cannot be condoned in any way. Nevertheless, it is concluded that the impact upon the privacy and amenity of the existing adjoining houses is not so significant as to merit refusal of the application, subject to additional screen fencing being provided for 13 Wards Croft.

- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable

- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not significant
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued N

Subject to the above, it is recommended that planning permission be **GRANTED**, subject to the following:

Conditions and Reasons

- 1 Prior to the occupation of the houses on plots 28 and 29 the rear boundary fence of 13 Wards Croft shall be replaced from the south east corner for a distance of approximately 3.5m and shall be increased in height by approximately 0.5m at the south east corner curving down to meet the existing fence. The precise heights and extent shall be agreed on site, once the fence has been framed up, and approved in writing by the Planning Authority in consultation with the householders. Thereafter the fence shall be replaced in accordance with the approved details before the occupation of the houses on plots 28 and 29.

Reason: In the interests of mutual residential privacy and amenity.

2. Prior to the occupation of each house hereby approved, the Developer shall lodge with the Council a financial contribution of £550.00 per house towards the provision/improvement of recreation facilities within Muir of Ord in lieu of the provision of a kickabout pitch within the Maltings/Wards Drive/Wards Croft site.

Reason: In the interests of ensuring that new development in Muir of Ord provides adequate contribution to the provision/improvement of recreation facilities required as a result of such new development in lieu of on-site provision as required in compliance with condition no 10 of the original planning permission for the site 05/00612/FUL

3. No site excavation or groundworks shall commence until all a protective barrier is located along the north and west boundaries of plots 22 - 26 (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time). These barriers are to be inspected and approved in writing by the Planning Authority and shall remain in place throughout the construction period and must not be moved or removed during the construction period without the prior written approval of the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter

4. A suitably qualified landscape consultant shall be employed at the applicant's expense to ensure that the approved landscaping plans 000001, 000002 & 11-12-BW-30-31-03 Rev A are implemented to the approved standard prior to the occupation of the first house. Stages requiring supervision are to be agreed with the Planning Authority and certificates of compliance for each stage are to be submitted for approval.

Reason: In order to ensure that the approved landscaping works are properly undertaken on site.

5. All on-site green spaces that are not the exclusive property of any identifiable individual home owner shall be maintained in accordance with the approved scheme of maintenance, in perpetuity, in accordance with the timescales contained therein. Details of the proposed factoring arrangements shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that all communal landscaping areas are properly managed and maintained.

6. The footpath link within the landscaped area shall be surfaced in type 1 and quarry dust material and constructed in accordance with specification PA3 New Path Construction (copy attached). For the avoidance of doubt the use of bark mulch surfacing is not approved.

Reason: In the interests of residential amenity.

7. All fencing to the rear of the front building lines of the houses shall be vertically slatted timber fencing extending to 1.8m in height and the fencing shall be erected prior to the first occupation of each house hereby approved.

Reason : In the interests of privacy and amenity.

8. Notwithstanding the provisions of Article 3 and Schedule 1 Part 1 Class 3E of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011(as amended, revoked or re-enacted; with or without modification), no wall or fence shall be erected on land lying between the front of the house and the roadway, except hedging or natural stone walling not exceeding 800mm in height. This area shall remain open plan in nature.

Reason : In the interests of road safety, and in the interests of visual amenity.

9. The external finishes shall comprise white/buff dry dash harl, buff sandstone to the basecourse and dark grey flat concrete tiles to the roof to closely match the existing houses and any variation shall require the prior written approval of the Planning Authority.

Reason : In the interests of amenity to match the adjacent houses and as these details have not been provided .

10. Prior to the first occupation of each house, parking spaces for 2 cars shall be provided as detailed on the approved plans and shall thereafter be maintained for this use in perpetuity.

Reason : In order to ensure that the level of off-street parking is adequate.

11. All surface water drainage provision within the application site shall accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Fourth Edition, or any superseding guidance prevailing at the time. All surface water drainage provision shall be completed prior to the first occupation of the house.

Reason: To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

12. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), the window to the downstairs toilet/bathroom shall be installed as obscure glass and the staircase window shall be installed as obscure or decorative glass and shall be maintained as such in perpetuity and there shall be no alteration to the window without planning permission being granted on application to the Planning Authority.

Reason: In the interests of privacy and amenity.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Completion Notice

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

A Copy of the notice referred to is attached to this decision notice for your convenience.

Accordance with Approved Plans and Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities: You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

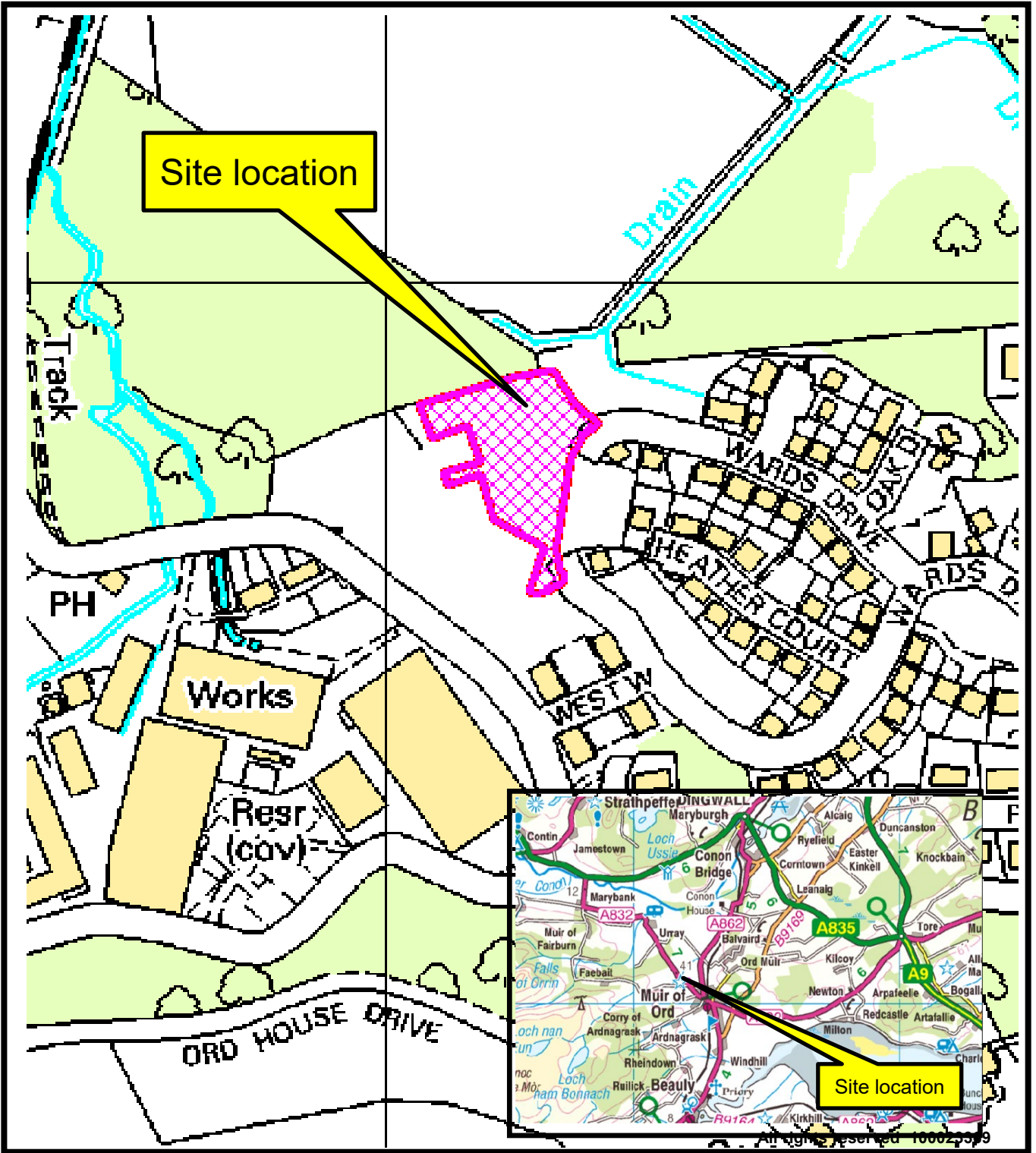
If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Designation: Acting Head of Development Management – Highland
Author: Julie Ferguson, Planning Team Leader
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - HC Location Plan
Plan 2 - 11-12-BW-22-29-01 Location Plan
Plan 3 - 11-12-BW-22-29-02 Site Layout Plan

- Plan 4 - 11-12-BW-3BEDSEMI-01 Floor Plan/Elevation Plan
- Plan 5 - 11-12-PL-2BEDSEMI-01 Floor Plan/Elevation Plan
- Plan 6 - 11-12-SS 01 Section Plan
- Plan 7 - Previous approval for six flats



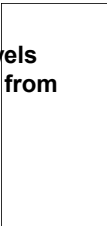
The Highland Council
Comhairle na Gàidhealtachd

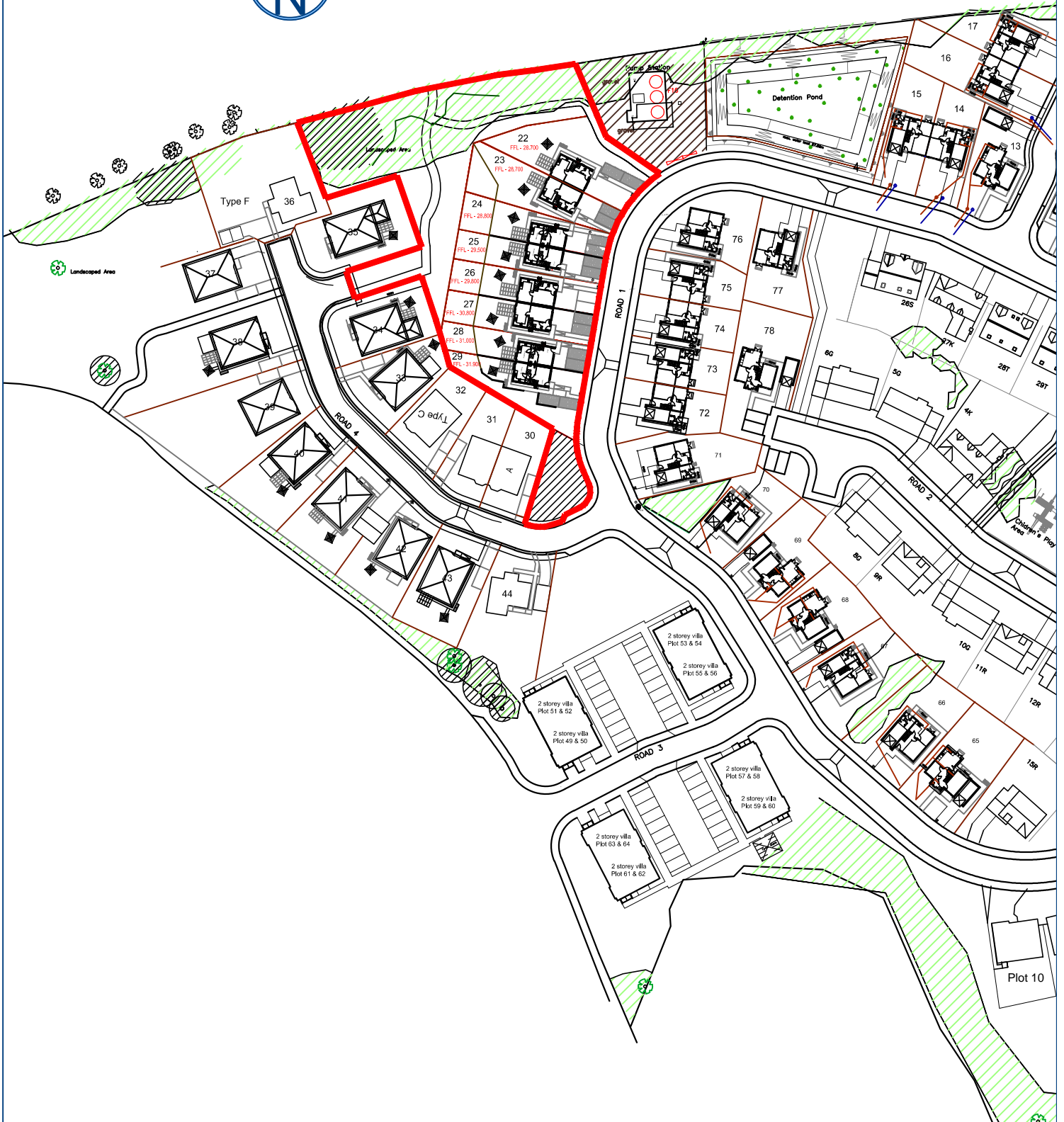
Development & Infrastructure Service

20/03090/FUL

Erection of houses on plots 22 to 29 with amended finished floor levels (Amendment to 16/02703/FUL - Erection of eight houses (Amendment from three blocks of flats)) at Development Site At The Maltings Wards Drive Muir Of Ord

November 2020



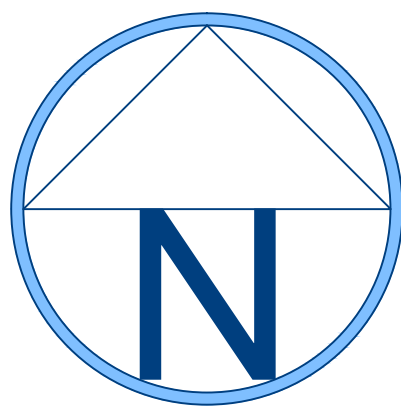


Glen Homes (Scotland) Ltd
 Strathpeffer Road Dingwall, IV15 9QF
 Telephone (01349) 869100 Fax (01349) 862088

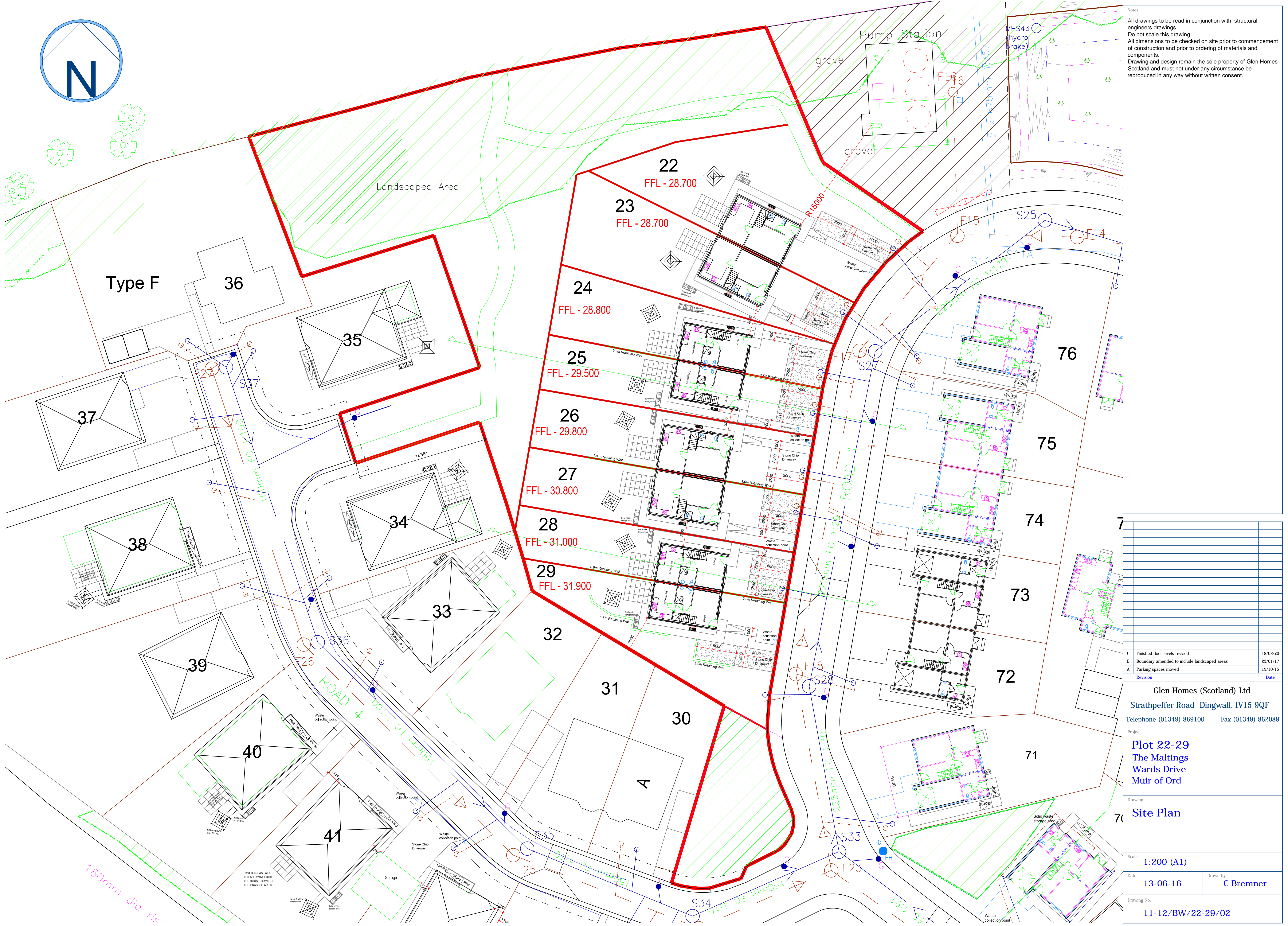
Project
Plot 22-29
The Maltings
 Wards Drive
 Muir of Ord

Drawing
Location Plan

Scale	1:1250 (A4)
Date	15-03-2017
Drawn By	C Bremner
Drawing No.	11-12/BW/22-29/01



Notes
 All drawings to be read in conjunction with structural engineers drawings.
 Do not scale this drawing.
 All dimensions to be checked on site prior to commencement of construction and prior to ordering of materials and components.
 Drawing and design remain the sole property of Glen Homes Scotland and must not under any circumstance be reproduced in any way without written consent.



Glen Homes (Scotland) Ltd
 Strathpeffer Road Dingwall, IV15 9QF
 Telephone (01349) 869100 Fax (01349) 862088

Project
Plot 22-29
The Maltings
Wards Drive
Muir of Ord

Drawing
Site Plan

Scale
1:200 (A1)

Date
13-06-16

Drawn By
C Bremner

Drawing No.
11-12/BW/22-29/02

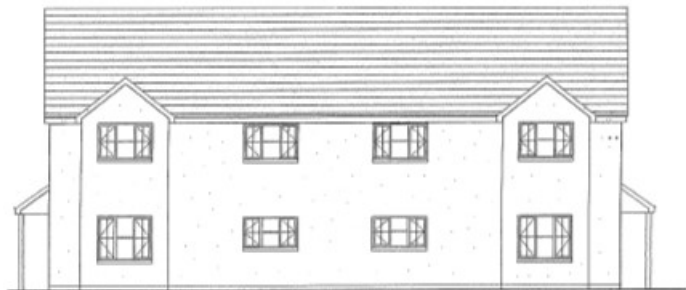
Phase 4
14 units
(plots 04-17)

Phase 5
61 units
(plots 18-78)





Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Gross Internal Floor Area:

Date	No	Description

Ordnance Survey material is reproduced with the permission of the controller of Her Majesty's Stationary Office.
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THE HIGHLAND COUNCIL
PLAN 7 OF 11 SUBMITTED WITH
PLANNING APPLICATION NO: 0600812P/LR/C
DATE OF RECEIPT: 7TH JULY 2006

Project:
PROPOSED HOUSING DEVELOPMENT
THE MALTINGS
MUIR OF ORD

Title:
VILLA TYPE 1
ELEVATIONS

Scale:
1:100

Date:
MAY 05

Drawn:

Checked:

Computer File:

Drawing No:

E2276/VL(E) 1

Rev:



HALLIDAY FRASER MUNRO

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THE HIGHLAND COUNCIL
PLAN 7 OF 11 OF APPLICATIONS REFERRED
OVERSEAS TO LURC APPROVED BY THE HIGHLAND COUNCIL
DATE: 17/08/2005

Area Planning and Building Standards Manager